

GRANTORS:
Bradley D. Brucker and Ann C. Natzke Brucker
22545 SW Park Street
Sherwood, Oregon 97140

GRANTEE:
Ann Christine Natzke Brucker, Trustee
c/o Ann Christine Natzke Brucker Trust
22545 SW Park Street
Sherwood, Oregon 97140

All tax statements should be sent to:
Ann Christine Natzke Brucker, Trustee
c/o Ann Christine Natzke Brucker Trust
22545 SW Park Street
Sherwood, Oregon 97140

After recording return to:
Bradley D. Brucker and Ann C. Natzke Brucker
22545 SW Park Street
Sherwood, Oregon 97140

Washingtong County, Oregon
02/02/2012 12:19:26 PM
D-DW Cnt=1 Str=29 RECORDS1
\$5.00 \$5.00 \$11.00 \$15.00 - Total = \$36.00



01700932201200344970010011

I, Richard Hobernicht, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.



Richard Hobernicht, Director of Assessment and Taxation, Ex-Officio County Clerk

STATUTORY WARRANTY DEED

Bradley D. Brucker and Ann C. Natzke Brucker, Grantors, convey and warrant to Ann Christine Natzke Brucker, Trustee c/o the Ann Christine Natzke Brucker Trust executed April 23, 1997, Grantee, the following described real property free of encumbrances except as specifically set forth herein, and more commonly known as 22245 SW Park Street, Sherwood, Oregon 97140:

A tract of land in Section 32, Township 2 South, Range 1 West of the Willamette Meridian, in the County of Washington and State of Oregon, described as follows:

Beginning at the quarter section corner on the West line of Section 32, Township 2 South, Range 1 West of the Willamette Meridian, in the County of Washington and State of Oregon, and thence North 0° 28' West 689 feet and North 88° 28' East 569.9 feet to an iron pipe at the Northeast corner of that certain tract of land conveyed to Robert F. and Verlee Kenner Storms by Deed recorded in Deed Book 347, Page 61; running thence North 87° 45' East 130.00 feet to an iron pipe; running thence South 7° 32' East 70.3 feet to an iron pipe which is the true point of beginning of the hereinafter described tract of land; running thence from said true point of beginning North 47° 45' East 145.5 feet to an iron rod on the Southwesterly line of Park Street in Smockville, a plat of record; said point also being South 42° 15' East 578 feet from an iron rod at the most Westerly corner of Smockville; running thence South 42° 15' East along the Southwest line of Park Street for a distance of 121 feet to an iron rod; running thence South 47° 45' West 240 feet, more or less, to the Easterly line of that certain tract of land conveyed to E.A. Monnes, et ux, as described in Deed of Record at Book 382, Page 199; thence with the East line of said Monnes tract, North 4° 58' West 153 feet, more or less, to the point of beginning.

This conveyance is for estate planning purposes, without the necessity of any further consideration.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

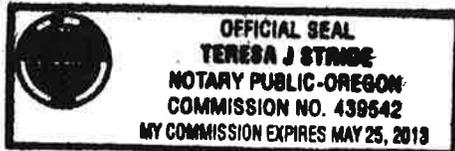
DATED this 2 day of February, 2012.

Grantor: [Signature]
Bradley D. Brucker

Grantor: [Signature]
Ann C. Natzke Brucker

STATE OF OREGON, County of Washington ss.

The foregoing instrument was acknowledged before me this 2 day of February, 2012, by Bradley D. Brucker and Ann C. Natzke Brucker.



[Signature]
Notary Public for Oregon



First American

First American Title Company of Oregon
121 SW Morrison St, FL 3
Portland, OR 97204
Phn - (503)222-3651 (800)929-3651
Fax - (877)242-3513

PUBLIC RECORD REPORT FOR NEW SUBDIVISION OR LAND PARTITION

THIS REPORT IS ISSUED BY THE ABOVE-NAMED COMPANY ("THE COMPANY") FOR THE EXCLUSIVE USE OF:

Brad Brucker
22545 SW Park Street
Sherwood, OR 97140
Phone: (503)702-8207
Fax:

Date Prepared : November 14, 2014
Effective Date : 8:00 A.M on November 05, 2014
Order No. : 7019-2347772
Reference :

The information contained in this report is furnished by First American Title Insurance Company of Oregon (the "Company") as an information service based on the records and indices maintained by the Company for the county identified below. This report is not title insurance, is not a preliminary title report for title insurance, and is not a commitment for title insurance. No examination has been made of the Company's records, other than as specifically set forth in this report. Liability for any loss arising from errors and/or omissions is limited to the lesser of the fee paid or the actual loss to the Customer, and the Company will have no greater liability by reason of this report. This report is subject to the Definitions, Conditions and Stipulations contained in it.

REPORT

- A. The Land referred to in this report is located in the County of Washington, State of Oregon, and is described as follows:
- As fully set forth on Exhibit "A" attached hereto and by this reference made a part hereof.
- B. As of the Effective Date, the tax account and map references pertinent to the Land are as follows:
- As fully set forth on Exhibit "A" attached hereto and by this reference made a part hereof.
- C. As of the Effective Date and according to the Public Records, we find title to the land apparently vested in:
- As fully set forth on Exhibit "B" attached hereto and by this reference made a part hereof.
- D. As of the Effective Date and according to the Public Records, the Land is subject to the following liens and encumbrances, which are not necessarily shown in the order of priority:
- As fully set forth on Exhibit "C" attached hereto and by this reference made a part hereof.

EXHIBIT "A"
(Land Description Map Tax and Account)

A tract of land in Section 32, Township 2 South, Range 1 West of the Willamette Meridian, in the County of Washington and State of Oregon, described as follows:

Beginning at the quarter section corner on the West line of Section 32, Township 2 South, Range 1 West of the Willamette Meridian, in the County of Washington and State of Oregon, and thence North 0° 28' West 689 feet and North 88° 28' East 569.9 feet to an iron pipe at the Northeast corner of that certain tract of land conveyed to Robert F. and Verlee Kenner Storms by Deed recorded in Deed Book 347, Page 61; running thence North 87° 45' East 130.00 feet to an iron pipe; running thence South 7° 32' East 70.3 feet to an iron pipe which is the true point of beginning of the hereinafter described tract of land; running thence from said true point of beginning North 47° 45' East 145.5 feet to an iron rod on the Southwesterly line of Park Street in Smockville, a plat of record; said point also being South 42° 15' East 578 feet from an iron rod at the most Westerly corner of Smockville; running thence South 42° 15' East along the Southwest line of Park Street for a distance of 121 feet to an iron rod; running thence South 47° 45' West 240 feet, more or less, to the Easterly line of that certain tract of land conveyed to E.A. Monnes, et ux, as described in Deed of Record at Book 382, Page 199; thence with the East line of said Monnes tract, North 4° 58' West 153 feet, more or less, to the point of beginning.

TOGETHER WITH an easement for driveway purposes over and across a strip of land 6 feet wide described as follows:

Beginning at the most Easterly corner of the lands hereinabove described on the Southwesterly boundary of Park Street; thence South 42°15' East 6 feet; thence South 47°45' West 75 feet; thence North 42°15' West 6 feet to the boundary of the above described tract; thence with the boundary thereof North 47°45' East 75 feet to the point of beginning.

NOTE: This legal description was created prior to January 1, 2008.

Map No.: 2S132BC-06000
Tax Account No.: R555492

EXHIBIT "B"
(Vesting)

Ann Christine Natzke Brucker, Trustee c/o the Ann Christine Natzke Brucker Trust executed April 23,
1997

EXHIBIT "C"
(Liens and Encumbrances)

1. Taxes for the year 2014-2015
Tax Amount \$ 2,438.45
Unpaid Balance: \$ 2,438.45 , plus interest and penalties, if any
Code No.: 088.30
Map & Tax Lot No.: 2S132BC-06000
Property ID No.: R555492

2. City liens, if any, of the City of Sherwood.

3. Statutory powers and assessments of Clean Water Services.

4. An easement reserved in a deed, including the terms and provisions thereof;
Recorded: May 24, 1956
Recording Information: Book 382, page 202
From: W.S. Bowen and Ivy M. Bowen
To: Lugene P. Grundman and Emma E. Grundman
For: Driveway purposes
Affects: The Northeasterly 75 feet of the Southeasterly 6 feet

5. Deed of Trust and the terms and conditions thereof.
Grantor/Trustor: Ann Christine Natzke Brucker aka Ann C. Brucker, Trustee c/o
 The Ann Christine Natzke Brucker Trust Executed 4-23-97
Grantee/Beneficiary: U.S. Bank National Association ND
Trustee: U.S. Bank Trust Company, National Association
Amount: \$70,000.00
Recorded: March 06, 2013
Recording Information: Fee No. 2013 020569

- Note: This Deed of Trust contains Line of Credit privileges.** If the current balance owing on said obligation is to be paid in full in the forthcoming transaction, confirmation should be made that the beneficiary will issue a proper request for full reconveyance.

6. Deed of Trust and the terms and conditions thereof.
Grantor/Trustor: Ann Christine Natzke Brucker aka Ann C. Brucker, Trustee c/o
 The Ann Christine Natzke Brucker Trust Executed 4-23-97
Grantee/Beneficiary: U.S. Bank National Association ND
Trustee: U.S. Bank Trust Company, National Association
Amount: \$245,000.00
Recorded: March 06, 2013
Recording Information: Fee No. 2013 020572

Note: This Deed of Trust contains Line of Credit privileges. If the current balance owing on said obligation is to be paid in full in the forthcoming transaction, confirmation should be made that the beneficiary will issue a proper request for full reconveyance.

7. In order to insure a transaction involving the herein named trust, we will need to be provided a Certification of Trust pursuant to ORS 130.800 through ORS 130.910.

DEFINITIONS, CONDITIONS AND STIPULATIONS

1. **Definitions.** The following terms have the stated meaning when used in this report:
 - (a) "Customer": The person or persons named or shown as the addressee of this report.
 - (b) "Effective Date": The effective date stated in this report.
 - (c) "Land": The land specifically described in this report and improvements affixed thereto which by law constitute real property.
 - (d) "Public Records": Those records which by the laws of the state of Oregon impart constructive notice of matters relating to the Land.

2. **Liability of the Company.**
 - (a) This is not a commitment to issue title insurance and does not constitute a policy of title insurance.
 - (b) The liability of the Company for errors or omissions in this public record report is limited to the amount of the charge paid by the Customer, provided, however, that the Company has no liability in the event of no actual loss to the Customer.
 - (c) No costs (including, without limitation attorney fees and other expenses) of defense, or prosecution of any action, is afforded to the Customer.
 - (d) In any event, the Company assumes no liability for loss or damage by reason of the following:
 - (1) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records.
 - (2) Any facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
 - (3) Easements, liens or encumbrances, or claims thereof, which are not shown by the Public Records.
 - (4) Discrepancies, encroachments, shortage in area, conflicts in boundary lines or any other facts which a survey would disclose.
 - (5) (i) Unpatented mining claims; (ii) reservations or exceptions in patents or in Acts authorizing the issuance thereof, (iii) water rights or claims or title to water.
 - (6) Any right, title, interest, estate or easement in land beyond the lines of the area specifically described or referred to in this report, or in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
 - (7) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use or enjoyment on the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at the effective date hereof.
 - (8) Any governmental police power not excluded by 2(d)(7) above, except to the extent that notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at the effective date hereof.
 - (9) Defects, liens, encumbrances, adverse claims or other matters created, suffered, assumed, agreed to or actually known by the Customer.

3. **Report Entire Contract.** Any right or action or right of action that the Customer may have or may bring against the Company arising out of the subject matter of this report must be based on the provisions of this report. No provision or condition of this report can be waived or changed except by a writing signed by an authorized officer of the Company. By accepting this form report, the Customer acknowledges and agrees that the Customer has elected to utilize this form of public record report and accepts the limitation of liability of the Company as set forth herein.

4. **Charge.** The charge for this report does not include supplemental reports, updates or other additional services of the Company.